

**LEGEND**

- LANDSCAPING OPPORTUNITIES
- CARPARK ZONE
- FUEL & CONVENIENCE ZONE
- RETAIL / FOOD ZONE
- COMMON MOVEMENT
- FUTURE RESIDENTIAL AREA
- EXISTING LANDSCAPING / FARM / VACANT LAND
- EXISTING RETAIL / INDUSTRIAL ZONE
- EXISTING RESIDENTIAL AREA
- EX EXISTING DRAINAGE
- D PROPOSED DRAINAGE
- ⊙ EXISTING SEWER PIT
- EXISTING PEDESTRIAN PATH
- PROPOSED PEDESTRIAN PATH
- FUTURE PEDESTRIAN PATH - NOT PART OF THIS DEVELOPMENT
- EXISTING VEHICLE MOVEMENT
- PROPOSED VEHICLE MOVEMENT
- FUTURE VEHICLE MOVEMENT - NOT PART OF THIS DEVELOPMENT
- PROPOSED ROAD / DRIVEWAY
- ROAD - HIGHWAY
- ROAD - STREET
- ✕ BICYCLE RACKS
- PYLON SIGN
- TREES / PLANTING OPPORTUNITIES
- BUS STOP
- 2.2m HIGH ACOUSTIC FENCE
- SITE BOUNDARY
- ↻ RIGHT / LEFT TURN LANE
- ⊙ INDICATIVE LOCATION RETARDATION PIT
- ⚡ POTENTIAL PERMANENT OR INTERIM BUSHFIRE HAZARDS AND VEGETATION

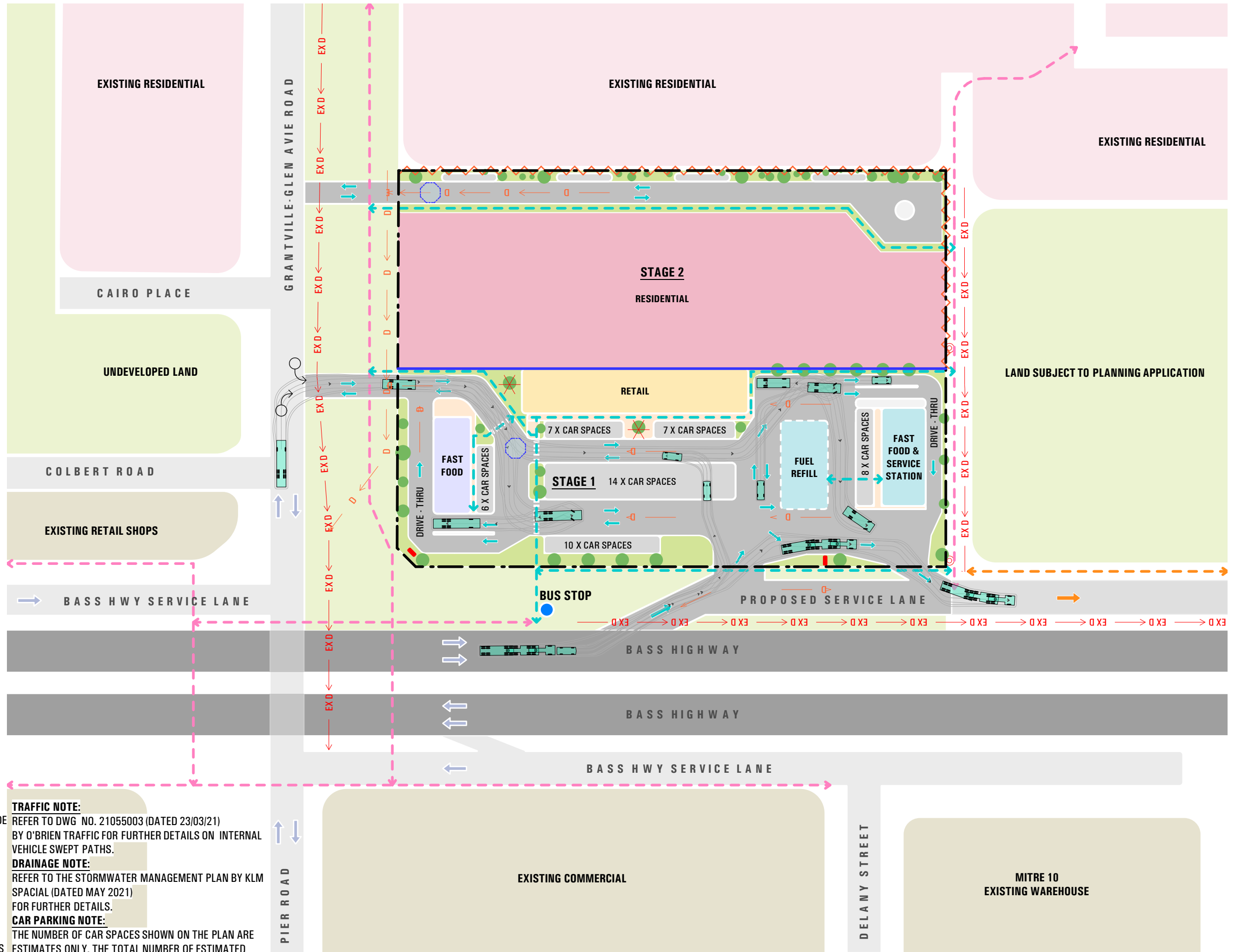
**BUSHFIRE HAZARD NOTES:**

- TO ENSURE THE BUSHFIRE RISK TO LIFE AND PROPERTY ON THE FUTURE RESIDENTIAL AREA IS REDUCED TO AN ACCEPTABLE LEVEL, ANY FUTURE PLANNING PERMIT APPLICATION FOR RESIDENTIAL PURPOSES MUST INCLUDE A BUSHFIRE MANAGEMENT PLAN. THE BUSHFIRE MANAGEMENT PLAN MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND ENDORSED TO FORM PART OF ANY APPROVED PLANNING PERMIT.
- STAGE 2 RESIDENTIAL AREA WILL BE DESIGNED TO ENSURE THAT THE RADIANT HEAT EXPOSURE DOES NOT EXCESS 12.5KW/M2,
- A BUSHFIRE HAZARD ASSESSMENT WILL BE REQUIRED AS PART OF ANY SUBSEQUENT PLANNING PERMIT.

**TRAFFIC NOTE:**  
REFER TO DWG NO. 21055003 (DATED 23/03/21) BY O'BRIEN TRAFFIC FOR FURTHER DETAILS ON INTERNAL VEHICLE SWEEP PATHS.

**DRAINAGE NOTE:**  
REFER TO THE STORMWATER MANAGEMENT PLAN BY KLM SPACIAL (DATED MAY 2021) FOR FURTHER DETAILS.

**CARPARKING NOTE:**  
THE NUMBER OF CAR SPACES SHOWN ON THE PLAN ARE ESTIMATES ONLY. THE TOTAL NUMBER OF ESTIMATED CARPARKS IS 52.





## Department of Transport

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Ref: PSA152/21

**Austin Cram**  
**Principal Strategic Planner**  
Bass Coast Shire  
76 McBride Avenue,  
Wonthaggi, VIC

Dear Austin,

### **DPO3 - 1517-1529 Bass Hwy and 6-8 Grantville-Glen Alvie Rd, Grantville**

Thank you for forwarding the proposed plans for the above allotment on the Bass Highway at Grantville to the Head Transport for Victoria for comment.

After a further review of the existing DPO3 plan, it has been determined that the location of the entry to the service road will need to be located further to the north than shown on the proposed plan.

The Head Transport for Victoria has reviewed the submitted plans and has no objection subject to the following conditions.

- 1. Prior to the endorsement of the plans they must be amended to address the following, to the satisfaction of the Head, Transport for Victoria:**
  - a. The extension of the service road on the Bass Highway (south bound carriageway) to the north to the vicinity of the Grantville – Glen Alvie Road traffic signals.**
  - b. The relocation of the existing bus stop located on the Bass Highway (south bound carriageway) near the Grantville – Glen Alvie Road traffic signals further south to accommodate the extension of the service road.**
  - c. The introduction of a median opening on the Bass Highway to the south of the Grantville-Glen Alvie Road traffic signals to provide access to the service road.**
  - d. Modification to the existing right turn lanes on the Bass Highway to Delany Street and the Grantville-Glen-Alvie Road.**

Yours sincerely

**Chris Padovan**  
Team Leader – Integrated Transport & Land Use

29 / 05 / 2021